10 September 2024

Planning Services,
Horsham District Council,
Parkside,
Chart Way,
Horsham,
West Sussex,
RH12 1RL

Andrew Watson
E: AJWatson@Savills.com
DL: 01732 789785
F: 01732 879051

74 High Street
Sevenoaks
TN13 1JR
www.savills.com

Dear Sir/Madam,

PRIOR NOTIFICATION FOR THE CONSTRUCTION SILAGE CLAMPS AND A CONCRETED AREA TO SERVE APPROVED LIVESTOCK BARN
Field Farm, Sands Lane, Dial Post, Horsham

Introduction

Please find enclosed a prior notification application for the construction of silage clamps and concreted area to serve a new approved livestock building at Field Farm, Dial Post. I have set out below the need for the development, a justification for the silage clamps and hardstanding and how the application complies with the General Permitted Development Order (2015) (as amended). The application is submitted on behalf of the farm tenant (Mr. David Exwood), who is a farm tenant of the Christ Hospital Foundation (CHF). This application is accompanied by a suite of drawings and an agricultural justification report, which provides further detail on the need for the development.

Planning History

To the south of the site are two agricultural barns which are used as grain, hay and general purpose agricultural storage for the farm. Horsham District Council (HDC) determined that Prior Approval was not required for the erection of the proposed agricultural barns in March 2019 (ref: DC/19/0306) and May 2021 (ref: DC/21/0935). Most recently a prior notification application was submitted for the proposed site to provide a 1,449sqm livestock barn (ref: DC/24/0903) which was also determined by HDC to not require Prior Approval on 11 July 2024.

Need for Development

Field Farm totals 446 acres (181 hectares) and comprises of approximately 377 acres (152 hectares) of arable land and 45 acres (18 hectares) of grassland. The farm will be building out a new livestock barn following confirmation from HDC that Prior Approval was not required in July 2024. Silage clamps and a concreted area in close proximity to the livestock barn are required to support its operation.

The accompanying agricultural justification report provides further detail on this aspect of the development.

The Proposal

The proposal seeks consent under Class A of the GPDO 2015 (as amended) for the construction of silage clamps and a concreted area to serve the new 1,449 sqm livestock barn. There will be three new silage clamps

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

measuring 13.716m by 27.432m each and a 10m concrete apron to support the silage clamps and assist with drainage and surface water control.

The silage clamps will have pressed concrete panel walling to 3.0m and an impermeable concrete floor. They will be orientated east-west, and sited adjacent to the second grain store, and opposite the livestock building that is due to be constructed this autumn. The proposed location of the silage clamps avoids any overlap with a public footpath to the north pf the agricultural buildings and runs east to west across the site.

An 8.27m concrete apron will be constructed on the western elevation of the approved livestock building, with a 7.01m wide connecting concrete roadway.

The proposal is of a typical agricultural design, scale and function and therefore suitable for the purposes of agriculture. The supporting drawings produced by MacConvilles further illustrate the design of the silage clamps and concrete apron.

Compliance with General Permitted Development Order (GPDO) (2015) (as amended)

Schedule 2 Part 6 (Agricultural and forestry) Class A of the GPDO is applicable for the site as it relates to the following form of permitted development:

"on agricultural land comprised in an agricultural unit of 5 hectares or more in area of works for the erection, extension or alteration of a building or any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit".

Further detail demonstrating compliance of the prior approval application with Class A under Schedule 2 Part 6 of the GPDO 2015 (as amended) is set out in Section 5 of the accompanying Agricultural Appraisal.

Prior Notification Process

Part 6 (Class A) A.2 2(a) of the GPDO explains that:

(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

(ii) the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

This application seeks to ascertain whether prior approval is required, and is accompanied by a written description of the proposed development, a plan indicating the site, drawings showing the proposed building.

A payment of £190.00 will be made directly to HDC, which constitutes the requisite fee.

Conclusion

The proposed works are in accordance with the criteria for Class A under Part 6, Schedule 2 of the GDPO 2015 (as amended). We therefore trust the requisite information has been submitted with this Application and look forward to discussing the proposals with your appointed planning officer.

Yours Sincerely,

Andrew Watson • MRTPI
Director
e AJWatson@savills.com • **t** 01732 789785

Appendix A: Conditions

A.2—(1) Development is permitted by Class A subject to the following conditions—

(a)where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;

(b)where the development involves—

(i)the extraction of any mineral from the land (including removal from any disused railway embankment); or

(ii)the removal of any mineral from a mineral-working deposit,

the mineral is not moved off the unit;

(c)waste materials are not brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought are incorporated forthwith into the building or works in question.

(2) Subject to sub-paragraph (3), development consisting of—

(a)the erection, extension or alteration of a building;

(b)the formation or alteration of a private way;

(c)the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.1(4) of this Part, exceeds 0.5 hectares); or

(d)the placing or assembly of a tank in any waters,

is permitted by Class A subject to the following conditions—

(i)the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be;

(ii)the application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid;

(iii)the development must not begin before the occurrence of one of the following—

(aa)the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb)where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval; or

(cc)the expiry of 28 days following the date on which the application under sub-paragraph (2)(ii) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(iv)where the local planning authority give the applicant notice that such prior approval is required, the applicant must—

(aa)display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant; and

(bb)where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in sub-paragraph (iv)(aa) has elapsed, the applicant is treated as having complied with the requirements of that sub-paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

(v)the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

(aa)where prior approval is required, in accordance with the details approved;

(bb)where prior approval is not required, in accordance with the details submitted with the application; and

(vi)the development must be carried out—

(aa)where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;

(bb)in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (d)(ii).

(3) The conditions in sub-paragraph (2) do not apply to the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

(4) Development consisting of the significant extension or the significant alteration of a building may only be carried out once by virtue of Class A(a).

(5) Where development consists of works for the erection, significant extension or significant alteration of a building and—

(a)the use of the building or extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and

(b)planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased,

then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

(6) Where an appeal has been made, under the Act, in relation to an application for development described in sub-paragraph (5)(b), within the period described in that paragraph, that period is extended until the appeal is finally determined or withdrawn.

(7) Where development is permitted by Class A(a), within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact."